

**APPENDIX E  
REAL ESTATE PLAN**

**LOWER COLORADO RIVER BASIN**

**WHARTON**

**DATE OF REPORT**

***JULY 28, 2006***

**PREPARED BY**

**U.S. ARMY CORPS OF ENGINEERS  
FORT WORTH DISTRICT**

This Real Estate Plan has been prepared in accordance with ER 405-1-12 dated 1 May 1998.

PREPARED BY:

---

Blake Bryant  
Realty Specialist  
Fort Worth District, Corps of Engineers  
Real Estate Division, Realty Services Branch

RECOMMENDED BY:

---

Rocky D. Lee, MAI, SRA  
Lead Realty Specialist  
Fort Worth District, Corps of Engineers  
Real Estate Division, Realty Services Branch

## **PURPOSE**

This real estate plan (REP) identifies and describes the lands, easements, rights-of-way, relocations and disposal areas (LERRD) required for the construction, operation and maintenance of the flood damage reduction improvements proposed for Wharton, Texas, including those required for mitigation of adverse impacts to fish and wildlife habitats, relocations of utilities and facilities, and disposal of excess excavated material. It also includes an estimate of LERRD value, costs for relocations of persons and businesses, together with the estimated administrative and incidental costs attributable to providing project LERRD. Finally it outlines the proposed acquisition process with roles, responsibilities and schedules for the acquisition, the types of ownerships, and the non-Federal sponsor's ability to acquire LERRD that is required to support project implementation. The non-Federal sponsor is the City of Wharton, Texas.

Studies on the lower Colorado River were authorized in a resolution by the Committee on Commerce, United States Senate, adopted August 4, 1936, the River and Harbor Act, approved August 26, 1937, and the River and Harbor Act, approved March 2, 1945. No prior REP's have been prepared for this project. This REP supports the Interim Feasibility Report.

## **DESCRIPTION OF LANDS, EASEMENTS AND RIGHTS OF WAY (LERRD)**

Wharton is a small town on the Gulf Coastal plains of Texas with a population of about 11,000. The local area is characterized by flat topography and agricultural land use. While the setting is rural, the town is only 55 miles from Houston, the largest city in the state. Much of the town is located in the floodplain of the Colorado River, Caney Creek, Baughman Slough and associated watercourses. Proposed project features are divided into two main segments being flood damage reduction improvements along the Colorado River on the south side of the city and along Baughman Slough on the north side. Work on the Colorado River would include levees with associated sump areas. The Baughman Slough segment includes levees and sumps with channel improvements. The sumps will serve the dual purpose of storm water storage and fish and wildlife mitigation, therefore the sumps are proposed to be acquired in fee. Total fee requirement is approximately 161.72 acres. The channel improvement areas and levees will be permanent easements. Total permanent easement requirement is approximately 50.61 acres. Approximately 40 acres of temporary easements will be required for construction and staging. A disposal site will be required for excess excavated material and this will be a temporary easement over about 171 acres out of one ownership.

The project LERRD will affect about 111 ownerships. These are listed in Tables E-3 and E-4 and are depicted on the maps at Figures E-1 through E-19. Some of the properties are large acreage tracts being used for agricultural purposes, mostly pasture or hay production. No row crops were being grown within the project LERRD at the time of this report. All of the project LERRD is within the 100-year floodplain. As such, many of the ownerships, especially those along the Colorado River are vacant, floodplain, open space properties. Some land is used for city park purposes. One large parcel is owned by the school district and is used for recreation and athletics, but has no improvements affected by the project. A few of the affected ownerships have residential improvements despite location in the floodplain. Residential development along the Colorado River segment is mostly older homes in the 700 – 1,500 square foot size range with mobile homes located in some neighborhoods. Six residences will be displaced by the project. These are lower value properties including 2 modular homes, 2 mobile homes and 2 site-built

houses. One small service business will also be displaced. Land use along the Baughman Slough segment is more rural in nature including agricultural tracts and acreage home sites. The homes along this segment tend to be larger and newer. The following table quantifies the LERRD requirements.

<b>TABLE E-1 LANDS, EASEMENTS AND RIGHTS OF WAY REQUIRED FOR WHARTON FLOOD DAMAGE REDUCTION PROJECT</b>		
ESTATE	ACRES	TRACTS
PROJECT FEATURE: Flood Damage Reduction – Levee		
Fee	161.72	59
Permanent Easement	50.61	81
<b>Total Permanent Requirement</b>	<b>212.33</b>	<b>140</b>
Temporary Easement	211.00	82
<b>Grand Total</b>	<b>423.33</b>	<b>222</b>

## PROJECT IMPACTS OUTSIDE THE PROJECT AREA

The project is expected to cause a small increase in water surface elevations downstream. According to a legal opinion by Fort Worth District Office of Counsel this impact does not rise to the level of a taking, therefore no LERRD additional LERRD will be required.

## ESTATES

There are no non-standard estates proposed. The following estates will be utilized:

### FEE SIMPLE

The fee simple title to (the land described in Schedule A) (Tracts Nos.\_\_\_\_, \_\_\_\_ and \_\_\_\_), subject, however, to existing easements for public roads highways, public utilities, railroads and pipelines.

### FLOOD PROTECTION LEVEE EASEMENT

A perpetual and assignable right and easement in (the land described in Schedule A) (Tracts Nos.\_\_\_\_, \_\_\_\_ and \_\_\_\_ ) to construct, maintain, repair, operate, patrol and replace a flood protection levee, including all appurtenances thereto; reserving, however, to the owners, their heirs and assigns, all such rights and privileges in the land as may be used without

interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

#### **CHANNEL IMPROVEMENT EASEMENT**

A perpetual and assignable right and easement to construct, operate, and maintain channel improvement works on, over and across (the land described in Schedule A) (Tracts Nos.\_\_\_\_, \_\_\_\_ and \_\_\_\_ ) for the purposes as authorized by the Act of Congress approved \_\_\_\_\_, including the right to clear, cut, fell, remove and dispose of any and all timber, trees, underbrush, buildings, improvements and/or other obstructions there from; to excavate: dredge, cut away, and remove any or all of said land and to place thereon dredge or spoil material; and for such other purposes as may be required in connection with said work of improvement; reserving, however, to the owners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

#### **TEMPORARY WORK AREA EASEMENT**

A temporary easement and right-of-way in, on, over and across (the land described in Schedule A) (Tracts Nos. \_\_\_\_ , \_\_\_\_ and \_\_\_\_), for a period not to exceed \_\_\_\_\_, beginning with date possession of the land is granted to the \_\_\_\_\_ (non-Federal Sponsor) for use by the \_\_\_\_\_ (non-Federal Sponsor), its representatives, agents, and contractors as a (borrow area) (work area), including the right to (borrow and/or deposit fill, spoil and waste material thereon) (move, store and remove equipment and supplies) and erect and remove temporary structures on the land and to perform any other work necessary and incident to the construction of the Wharton Flood Damage Reduction Project, together with the right to trim, cut, fell and remove there from all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

### **DISCUSSION OF EXECUTIVE ORDER**

On June 23, 2006, the President issued an Executive Order (EO) titled: Protecting the Property Rights of the American People. The EO is aimed at restricting use of eminent domain for "advancing the economic interests of private parties", is specific to actions of the Federal Government, and allows takings for public use with just compensation for purposes benefiting the general public. But, it is noted that while many specific purposes are exempted from the restrictions of the EO, flood damage reduction is not. The applicability of the EO to cost-shared projects wherein LERRD is acquired by the non-Federal Sponsor with non-Federal funds is also not clear. Condemnation actions for purposes of clearing title are allowed under the order. The EO states that the Department of Justice is to issue further guidance, but such has not yet been forthcoming. This REP is written under the premise that the non-Federal Sponsor may exercise eminent domain for the flood damage reduction purposes of this project due to failure to reach a reasonable agreement on a negotiated purchase under the normal, long-standing procedures established by the Department of the Army and other Federal agencies.

## **EXISTING FEDERAL INTERESTS**

There is no Federally-owned land included within the LERRD required for the project and there is no existing Federal flood control project involved. There is no navigation servitude within the project LERRD. While the Colorado River is considered navigable, all project LERRD is located above the ordinary high water mark.

## **BASELINE COST ESTIMATE FOR REAL ESTATE**

Property values included in the cost estimate are based on a Gross Appraisals prepared by the Fort Worth District, Real Estate Division, Realty Services Branch, dated July 16, 2006. The reports was reviewed and approved by a Fort Worth District Review Appraiser. All land values were predicated on the assumption that the lands are free of hazardous, toxic or radiological wastes. Contingencies have been added to the cost estimate as follows:

01.23.03.01. Real Estate Planning Documents, 10%, based on reasonable certainty of these start-up costs.

01.23.03.02. Real Estate Acquisition Documents, 10%, based on experience from past projects.

01.23.03.03. Real Estate Condemnation Documents, 25%, based on the uncertainties regarding the number of condemnation cases.

01.23.03.05. Real Estate Appraisal Documents, 15%, based on the potential need for multiple appraisals on some tracts.

01.23.03.06. Real Estate PL 91-646 Asst. Documents, 10%, based on reasonable certainty of the costs associated with processing relocation benefits.

01.23.03.15. Real Estate Payment Documents The appraiser utilized a 20% contingency, which is included in the cost estimate. No additional contingency was applied to land payments. A 20% contingency was applied to PL 91-646 payments based on the possibility of unforeseen relocation costs, additional moving expenses, or housing of last resort cases.

01.23.03.17. Real Estate LERRD Crediting Documents, 20%, based on potential requirement for substantial coordination with the sponsor on crediting.

Costs are presented in Table E-2. Estimates are presented in the standard Code of Accounts from the MCACES Models Database, October 1994.

**TABLE E-2  
REAL ESTATE COST ESTIMATE FOR PROJECT IMPLEMENTATION  
FOR  
WHARTON  
FLOOD DAMAGE REDUCTION PROJECT**

ACCOUNT	DESCRIPTION	ESTIMATE	CONTINGENCIES
01	Lands & Damages		
01.23	Construction Contract Documents		
01.23.03	Real Estate Analysis Documents		
01.23.03.01	Real Estate Planning Documents		
	Planning by Non Federal Sponsor	\$35,000	\$3,500
01.23.03.02	Real Estate Acquisition Documents		
	Acquisitions by Sponsor	\$888,000	\$88,800
	Review of Sponsor	\$55,500	\$5,550
01.23.03.03	Real Estate Condemnation Documents		
	Condemnations by Sponsor	\$320,000	\$80,000
	Review of Sponsor	\$8,000	\$2,000
01.23.03.05	Real Estate Appraisal Documents		
	Appraisals by Sponsor	\$277,500	\$69,375
	Review of Sponsor	\$22,200	\$5,550
01.23.03.06	Real Estate PL 91-646 Asst. Documents		
	PL 91-646 Asst. by Sponsor	\$10,500	\$1,050
	Review of Sponsor	\$1,200	\$120
01.23.03.15	Real Estate Payment Documents		
	Payments by Sponsor (Land & Damages)	\$2,015,491	included in estimate
	Payments by Sponsor (PL 91-646)	\$157,500	\$31,500
	Review of Sponsor	\$11,100	\$2,220
01.23.03.17	Real Estate LERRD Credit Documents	\$20,000	\$4,000
	<b>Total Admin &amp; Payments</b>	\$3,821,991	
	<b>Total Contingencies</b>		\$293,665
	<b>GRAND TOTAL</b>	\$4,115,656	

## **RELOCATON ASSISTANCE UNDER THE UNIFORM ACT**

All displaced owners and tenants will be assisted by the non-Federal sponsor and relocated in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act, as amended (the Uniform Act). Based on a field investigation of the project alignment, a review of aerial photography, and the overlay of project features, a total of seven displacements will be caused by the project. These involve 6 residential displacements and 1 business. The business is known as Allen's Trim Shop which is a small service enterprise located on a side street in a mostly residential neighborhood. The residences include 2 modular homes, 2 mobile homes and 2 site-built houses. For the purposes of this plan the properties are assumed to be owner-occupied and costs have been estimated accordingly. Because of the small number and based on observation of the local real estate market, adequate replacement properties are deemed to be available. Housing of last resort cases are not anticipated, although when dealing with basic housing, there can be instances where costs for replacement dwellings exceed the statutory limits due to the requirement that they be decent, safe and sanitary. Risks of such occurrences should be offset by the likelihood that some of the properties are either vacant or tenant occupied.

## **MINERALS AND TIMBER**

There is little to no mineral exploration or extraction activity in the area. Because of the limited potential for production in the area, the value of the mineral estate is considered nominal and is included in the value of the land. Third party minerals will also be acquired to the extent that owners can be identified and located. Where owners cannot be readily identified or located, the non-Federal sponsor, in coordination with the Fort Worth District will fully assess the risks and costs and either obtain the mineral rights through eminent domain or waive the requirement. Approval of this REP will constitute a delegation to the Chief, Real Estate Division, Fort Worth District to approve such waivers based on adequate justification from the sponsor.

The project is not located in an area of significant timber production and there is not considered to be any merchantable timber within the project LERRD.

## **NON-FEDERAL SPONSOR'S CAPABILITY**

The city of Wharton is considered to be capable of accomplishing the required real estate tasks associated with this project. A capability assessment checklist has been drafted and is included at the end of this REP. The city has been advised of the Uniform Act requirements and the requirements for documenting expenses for credit purposes. It is not anticipated that the Corps of Engineers will be requested to perform any LERRD acquisition unless eminent domain involving an entity such as a railroad company proves necessary.

## **ZONING**

No zoning ordinances are proposed in lieu of, or to facilitate, acquisition in connection with the project.



## **REAL ESTATE MILESTONE SCHEDULE**

The project will be sequenced and to the extent these various segments are accomplished through separate contracts, the real estate acquisition can be sequenced, as well. As the project schedule and contracting strategy is more fully developed the acquisition schedule will likewise be formulated in coordination with the sponsor. The following phasing is proposed wherein the Baughman Slough segment would be constructed as Phase 1 under the first construction contract and the Colorado River segment would be constructed as Phase 2 under a separate contract. This schedule assumes execution of the Project Cooperation Agreement (PCA) by October 1, 2007.

**TABLE E-3  
REAL ESTATE MILESTONE SCHEDULE  
FOR  
WHARTON  
FLOOD DAMAGE REDUCTION PROJECT**

<b>ACTIVITY</b>	<b>COE INITIATE</b>	<b>COE COMPLETE</b>	<b>LS INITIATE</b>	<b>LS COMPLETE</b>
Transmittal of ROW drawings to LS with instruction to acquire LERRD – Phase 1	--	1 Oct 2007	--	--
Conduct landowner meeting	--	--	--	15 Nov 2007
Prepare mapping and legal descriptions – Phase 1	--	--	1 Oct 2007	31 Dec 2007
Review mapping and legal descriptions – Phase 1	1 Jan 2008	15 Jan 2008	--	--
Obtain title evidence – Phase 1	--	--	15 Jan 2008	15 Mar 2008
Obtain tract appraisals – Phase 1	--	--	15 Jan 2008	30 Mar 2008
Review tract appraisals – Phase 1	1 Apr 2008	15 Apr 2008	--	--
Conduct negotiations – Phase 1	--	--	15 Apr 2008	30 Jun 2008
Perform closings – Phase 1	--	--	1 May 2008	30 Aug 2008
Perform condemnations – Phase 1	--	--	1 Jun 2008	15 Oct 2008
Certify availability of LERRD – Phase 1	18 Oct 2008	20 Oct 2008	15 Oct 2008	17 Oct 2008
Transmittal of ROW drawings to LS with instruction to acquire LERRD – Phase 2		1 Jan 2008		
Prepare mapping legal descriptions – Ph 2			1 Jan 2008	30 Apr 2008
Review mapping legal descriptions – Ph 2	1 May 2008	15 May 2008		
Obtain title evidence – Phase 2			15 May 2008	15 Aug 2008
Obtain tract appraisals – Phase 2			15 May 2008	15 Oct 2008
Review tract appraisals – Phase 2	15 Oct 2008	30 Nov 2008		
Conduct negotiations – Phase 2			1 Dec 2008	30 Mar 2009
Perform closings – Phase 2			1 Jan 2009	30 Apr 2009
Perform condemnations – Phase 2			1 Feb 2009	30 Jul 2009
Certify availability of LERRD – Phase 2	21 Aug 2009	24 Aug 2009	15 Aug 2009	20 Aug 2009
Complete PL 91-646 benefit assistance	--	--	15 Apr 2008	1 Feb 2011
Review PL 91-646 payments	1 Feb 2011	30 Feb 2011	--	--
Prepare and submit credit requests	--	--	1 Aug 2009	30 Aug 2009
Review credit requests	1 Sep 2009	30 Sep 2009	--	--
Approve or deny credit requests	1 Oct 2009	1 Oct 2009	--	--
Establish value of LERRD credit in accounting records	1 Oct 2009	15 Oct 2009	--	--

## **UTILITY AND FACILITY RELOCATIONS**

Relocations of some public utilities and facilities will be required. These are discussed in Appendix G – Engineering and costs are shown in the MCACES estimate. The relocations include construction of new bridges with larger hydraulic openings on two public roads over Baughman Slough. Some roads will also have to be ramped over the levee. Known modifications to utilities include sleeving of city-owned waterlines and sanitary sewer lines at points intersecting the Colorado River levees. It is anticipated at this time that all of the road and utility work will be accomplished within the facilities existing right of way or on lands otherwise required for the project. A Preliminary Attorney's Opinion has been prepared by Fort Worth District Office of Counsel. This opinion states that the relocation of the stated items will be the responsibility of the non-Federal Sponsor. Any conclusion or categorization contained in this report that an item is a utility or facility relocation to be performed by the non-federal sponsor as part of its LERRD responsibilities is preliminary only. The Government will make a final determination of the relocations necessary for the construction, operation, or maintenance of the project after further analysis and completion and approval of the Final Attorney's Opinions of Compensability for each of the impacted utilities and facilities.

## **HAZARDOUS, TOXIC AND RADIOLOGICAL WASTE (HTRW)**

A Phase 1 investigation has been completed and the findings are included elsewhere in this feasibility report. The LERRD costs have been developed under the assumption that the property is free on environmental hazards.

## **PROPERTY OWNER ATTITUDES**

Owner attitudes are considered typical. While there is a recognized need for flood control, those whose property is affected by the acquisition will often have negative opinions. There is no known organized opposition among property owners.

## **OTHER REAL ESTATE ISSUES**

None

ASSESSMENT OF NON-FEDERAL SPONSOR'S  
REAL ESTATE ACQUISITION CAPABILITY  
WHARTON FLOOD DAMAGE REDUCTION PROJECT

NON-FEDERAL SPONSOR: CITY OF WHARTON, TEXAS

I. Legal Authority:

a. Does the sponsor have legal authority to acquire and hold title to real property for project purposes? Yes

b. Does the sponsor have the power of eminent domain for this project?  
Yes

c. Does the sponsor have "quick-take" authority for this project? There is no "quick-take" authority under Texas law, however, possession of property can be obtained without undue delay.

d. Are any of the lands/interests in land required for the project located outside the sponsor's political boundary? Yes, however the city has authority to acquire and hold title outside its city limits.

e. Are any of the lands/interests in land required for the project owned by an entity whose property the sponsor cannot condemn? Uncertain. Current title to the railroad right of way has not been researched beyond the public Appraisal District records. Some lines have been abandoned. If railroad companies still hold title it is likely the city would not be able to condemn these lands. The project features do not impact any rail or otherwise impede or alter the viability of the right of way, therefore, eminent domain is not considered likely. In the event it is required USACE could perform the work.

II. Human Resource Requirements:

a. Will the sponsor's in-house staff require training to become familiar with the real estate requirements of Federal projects including the Uniform Act? Yes

b. If the answer to II.a. is "yes," has a reasonable plan been developed to provide such training? Yes. The city will obtain the necessary consulting services.

c. Does the sponsor's in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project? City staff has some experience and this can be supplemented through the use of qualified consultants.

d. Is the sponsor's projected in-house staffing level sufficient considering its other work load, if any, and the project schedule? Qualified consultants will be utilized as required.

e. Can the sponsor obtain contractor support, if required in a timely fashion? Yes

f. Will the sponsor likely request USACE assistance in acquiring real estate? This would only be expected under the circumstances described in I.e. above.

III. Other Project Variables:

- a. Will the sponsor's staff be located within reasonable proximity to the project site? Yes
- b. Has the sponsor approved the project/real estate schedule/milestones? Yes

IV. Overall Assessment:

a. Has the sponsor performed satisfactorily on other USACE projects? The city of Wharton has not previously participated in a USACE project requiring acquisition of LERRD.

- b. With regard to this project, the sponsor is anticipated to be: Capable

V. Coordination:

- a. Has this assessment been coordinated with the sponsor? Pending
- b. Does the sponsor concur with this assessment? Pending

Prepared by:

Blake Bryant  
Realty Specialist, CESWF-RE-A

Reviewed and approved by:

Hyla J. Head  
Chief, Real Estate Division, CESWF-RE

**Table E-4 - Ownership List - Baughman Slough Segment**

Table E-4 - Ownership List - Baughman Slough Segment							
		Parent Tract		Fee	Permanent	Acres	Impv
		Land Size	Impv	Simple	Easement	in	to be
Property ID	Location	(Acres)	Size (SF)	(Acs)	(Acs)	Remainder	Acquired
R26931	409 Moers Ln	92.2200			6.5998	85.6202	
R26940	0000 Moers Ln	6.1000			0.4203	5.6797	
R26941	0000 Moers Ln	1.3520			0.6232	0.7288	
R26942	424 Moers Ln	1.0000			no land area		
R26951	3920 Lee Ln	16.5420			1.8586	14.6834	
R26953	0000 Lee Ln	4.5530			0.4548	4.0982	
R26954	314 Moers Ln	5.2050			0.4223	4.7827	Shed
R26956	3822 Lee Ln	6.0000			0.9563	5.0437	
R26957	0000 Junior College Blvd	13.0200			1.7696	11.2504	
R27013	307 Moers Ln	3.8300			1.6987	2.1313	
R60210	3802 CR 135	2.9210			0.5954	2.3256	
Wharton Co					0.2705		
Wharton Co					included in adjoining tract		
R32021		7.4300			included in adjoining tract		
R32053	0000 Hwy 59	4.5000			0.2157	4.2843	
St of TX		0.0000			included in adjoining tract		
R51081	3615 N RICHMOND RD	9.0500			Area included w/ 55173		
R55172	0000 Hwy 59	11.1620			Included w/ 55173		
R55173	0000 Hwy 59	91.1380	928	34.5339	1.5160	55.0881	SFR
R32139	3602 N Fulton	0.3400			0.115	0.2250	
R32141		0.3400			0.115	0.2250	
R32127	0000 N Fulton	240.0000		8.3868	10.9646	220.6487	
				42.9207	28.5957		

Table E-5 - Ownership List - Colorado River Segment							
		Parent Tract		Fee	Permanent	Acres	Impv
		Land Size	Impv	Simple	Easement	in	to be
Property ID	Location	(Acres)	Size (SF)	(Acs)	(Acs)	Rem'd	Acquired
R18678	0927 FM 1299	0.8500		0.2327		0.6173	
R18684	0000 FM 1299	20.2870		6.7557		13.5313	
R18685	0000 FM 1299	6.4220		1.7476		4.6744	
R20852	0700 S EAST AVE	0.1464		0.0262		0.1202	
R20853	0702 S EAST AVE	3.3500		0.1068		3.2432	
R26603	0000 BLACK	0.1988		0.0164		0.1824	
R26604	0000 BLACK	0.1987		0.0694		0.1293	
R26605	0000 BLACK	0.1987		0.1179		0.0808	
R26606	0000 BLACK	0.5742		0.3662		0.2080	
R26611	0000 BLACK	0.1987		0.0947		0.1040	
R26612	0000 BLACK	0.1987		0.1229		0.0758	
	0000 BLACK			included in adjoining tract			
R18698	0211 W ELM	0.0000			no land area		
R18591	0501 S FORD	0.3329		0.0171		0.3158	
R18520	0000 W BURLESON	4.0951		1.4926		2.6025	
R18527	0000 W MILAM	0.1664		0.0340		0.1324	
R12846	0000 S SHEPPARD	2.8352			0.0197	2.8155	
R18556		1.8540			0.0138	1.8402	
R18588	0534 S FORD	7.3000			0.1541	7.1459	
R18589	0534 S FORD	19.4300			0.7409	18.6891	
R18696	0000 FM 1299	1.0000			0.0654	0.9346	
R19379	0000 S SHEPPARD	3.1043			0.0306	3.0737	
R20857	0000 S EAST AVE	0.4733			included in adjoining tract		
R20858	0000 COLLINS	0.3444			0.0094	0.3350	
R22826	0000 FM 1299	1.6529			0.1112	1.5417	
R23701	1823 CAMELLIA AVE	0.1220			0.0290	0.0930	
R23702	0000 CAMELLIA AVE	0.1141			0.0390	0.0751	
R23703	1819 CAMELLIA AVE	0.1233			0.0494	0.0739	
R23704	0000 CAMELLIA AVE	0.1325			0.0534	0.0791	
R23705	1715 CAMELLIA AVE	0.2964	1,064		0.1281	0.1683	MH
R23706	1713 CAMELLIA AVE	0.1485			0.0528	0.0957	Shed

Table E-5 - Ownership List - Colorado River Segment, Pg 2							
		Parent Tract		Fee	Permanent	Acres	Impv
		Land Size	Impv	Simple	Easement	in	to be
Property ID	Location	(Acres)	Size (SF)	(Acs)	(Acs)	Rem'd	Acquired
R23707	1711 CAMELLIA AVE	0.1377			0.0521	0.0856	
R23708	1709 CAMELLIA AVE	0.1377			0.0525	0.0852	
R23711	1603 CAMELLIA AVE	0.3888			0.2319	0.1570	
R26602	0000 COLLINS	0.7420			included in adjoining tract		
R26755	0000 E ELM	9.0027			0.3127	8.6900	
R27591	0000 FM 102	821.0000			3.5887	817.4113	
R31258	0000 HWY 59	1.2240			included in adjoining tract		
R31272	0000 HWY 59	83.8800			included w/ R31258		
R53374	1709 CAMELLIA AVE	0.0000	720		no land area		MH
R59284	0000 S SHEPPARD	9.4170			0.3016	9.1154	
R59308	1106 CR 188	21.4100			1.5653	19.8447	
R60597	0000 FM 1299	0.0000			no land area		
R61083	0000 FM 102	26.9780			0.4651	26.5129	
	0000 FM 1299				included in adjoining tract		
					included in adjoining tract		
					included in adjoining tract		
R26610	0506 S EAST AVE	4.0602		1.0678	0.1042	2.8882	
R50449	0000 COLLINS	2.5650		0.6628	2.5219	??	
R52351		1.7142		0.2773	0.1784	1.2586	
R53788	0527 BRIETLING LN	0.4156		0.0191	0.0366	0.3599	
R53789	0533 BRIETLING LN	0.5850		0.5404	0.0909	??	
R29444	LOOP 183, BUS 59	45.7300			included in adjoining tract		
R18699	0000 W ELM	1.1980			0.1960	1.0020	
R18592	0317 S FORD	3.6400		3.1253	0.4009	0.1137	
R56768	0505 S FORD	0.0000					
R18528	0000 W BURLESON	4.0062		4.6200	0.1955	??	
R23709	1615 CAMELLIA AVE	0.1377	979	0.0010	0.0516	0.0850	SFR
R23710	1607 CAMELLIA AVE	0.2755	2,400	0.0597	0.1257	0.0902	Service Shop
R23712	1820 CAMELLIA AVE	0.6520		0.3184	0.1335	0.2001	
R31204	0000 W MILAM	70.0000	1,200	20.3085	1.5665	48.1250	Barn
	N & S OUTLAR BLVD			0.3677	0.1328		
R15961	0000 WILKES	12.0000		2.1826	0.4892	9.3282	



Table E-5 - Ownership List - Colorado River Segment, Pg 3							
		Parent Tract		Fee	Permanent	Acres	Impv
		Land Size	Impv	Simple	Easement	in	to be
Property ID	Location	(Acres)	Size (SF)	(Acs)	(Acs)	Rem'd	Acquired
R31243	0000 MLK BLVD	25.1300		9.7786	0.6728	14.6786	
R31245	0000 MLK BLVD	31.8800		27.6315	0.9713	3.2773	
R26685	0000 SUNSET	1.2803		0.1949	0.5557	0.5296	
R26687	0524 SUNSET	0.2688		0.1370	0.0298	0.1020	
R26691	0000 BELL	1.0530		0.2364	0.2439	0.5727	
R26693	0505 COLORADO	1.0824		0.2127	0.1730	0.6966	
R26694	0501 COLORADO	1.1385		0.2307	0.1890	0.7188	
R26697	0417 COLORADO	1.6736		0.3366	0.3390	0.9979	
R26698	0400 COLORADO	1.2462		0.0218	0.3079	0.9165	
R56956	0421 COLORADO	0.2949		0.3449	0.3111	??	Barn
R31271		477.0130		32.3478	4.1587	440.5066	
R15979	0000 MLK BLVD	5.7900		1.3456		4.4444	
R18352	0000 HARRIS	0.4740		0.2370			
R21308	0316 OUTLAR	0.9997		0.1200		0.8797	
R21315	0000 HARRIS	0.1065		0.1065			
R21316	0000 HARRIS	0.1135		0.0341			
R21328	0000 HARRIS	0.3849		0.1925			
R21331	0000 OUTLAR	0.5539		0.1385		0.4154	
R21333	0209 OUTLAR	0.1864		0.0373		0.1491	
R21334	0127 OUTLAR	0.9998		0.0200		0.9798	
R22109	0000 BAILEY	0.1180		0.0590		0.0590	
R22110	1703 BAILEY	0.1180	896	0.1180			Modular
R22111	0000 BAILEY	0.0519		0.0519			
R22112	1705 BAILEY	0.1180	896	0.1180			Modular
				included in adjoining tract			